(1)

Karen Johnson Davidson County
Batch# 719121 DEEDWARR
09/17/2021 10:40:03 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210917-0125153

Name and Address of New Owner:
Steven Joseph Fagan and Lauren
Grace Bailes
639 Denver Dr Hermitage TN 37076
Send Tax Bills To:
Steven Joseph Fagan and Lauren Grace Bailes
Fairway Mortgage, 4201 Marsh Ln, Carrollton, TN 74007

This Instrument Prepared By:

Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 075-08-0-020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSACTION IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF SEPTEMBER 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-06-25

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MPES2, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Joseph Fagan, an unmarried person and Lauren Grace Bailes, an unmarried person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Section Four, Tulip Grove, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Rebuilt Realty LLC, a Kentucky Limited Liability Company to MPES2, L.L.C, a Tennessee Limited Liability Company by deed dated 07/28/2021 and recorded on 08/04/2021 as Instrument Number 20210804-0104857 in the Official Records of the Davidson County Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2021.

MPES2, LLC, a Limited Liability Company

By: W. Russell Bennett

William Russell Bennett, Member

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ Fairfield

Before me, Carol P. Woodman of the state and county mentioned, personally appeared William Russell Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of MPES2, LLC, the within named bargainor, a Limited Liability Company, and that such William Russell Bennett as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Greenwich, Connecticut, this 15th day of September, 2021.

Carol P. Woodman
Notary Signature

Printed Name: CAROL P. WOODMAN

My commission expires: Notary Public, Connecticut
My Commission Expires Feb. 28, 2026

CAROL PATTERSON WOODMAN NOTARY PUBLIC CONNECTICUT